

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT June 15, 2023

### CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman  
Rob Martin, Service-Safety Director  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, P.E., City Engineer  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
June 15<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-03-2023; filed by Greater Findlay Properties LLC, to rezone 219 Hurd Avenue from I-1 Light Industrial to R-3 Small Lot Residential.**
2. **APPLICATION FOR CONDITIONAL USE #CU-09-2023 filed by Josh Elchert, to re-establish a drive-thru for a new Heavenly Pizza at 1135 Fostoria Avenue.**
3. **APPLICATION FOR SITE PLAN REVIEW #SP-13-2023 filed by Diverse Development LLC for a two new tenant spaces at 1107 W. Trenton Avenue.**
4. **APPLICATION FOR SITE PLAN REVIEW #SP-14-2023 filed by Croys – TC and Son, for a new office building on parcel #570001022369 on Fostoria Avenue.**
5. **APPLICATION FOR SITE PLAN REVIEW #SP-15-2023 filed by Take 5 Oil Properties LLC for a Take 5 Oil Service at 601 W. Trenton Avenue.**
6. **APPLICATION FOR CONDITIONAL USE #CU-10-2023 filed by Tabbatha Castret, to establish an Air BnB at 2004 S. Main Street.**
7. **APPLICATION FOR ZONING AMENDMENT #ZA-04-2023; filed by Shane Kelly to rezone 609 W. Foulke from R-3 Small Lot Residential to C-1 Local Commercial.**
8. **APPLICATION FOR ZONING AMENDMENT #ZA-05-2023; filed by Andek LLC to rezone parcel #600000302210 on W. McPherson Avenue from O-1 Office/Institution to M-2 Multi-Family, High Density.**

9. **APPLICATION FOR SITE PLAN REVIEW #SP-16-2023 filed by Andek LLC to construct a 3 story 18-unit apartment building at parcel #600000302210 on W. McPherson Avenue.**

**TABLED ITEMS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-02-2023; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.**

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, June 15<sup>th</sup>, 2023– 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-03-2023; filed by Greater Findlay Properties LLC, to rezone 219 Hurd Avenue from I-1 Light Industrial to R-3 Small Lot Residential.**

**CPC STAFF**

**General Information**

This request is located on the east side of Hurd Avenue, north of the intersection with W. Front Street. It is zoned I-1 Light Industrial. It is in a neighborhood that is zoned R-3 Small Lot Residential. The City of Findlay Land Use Plan designates the area as Small Lot Residential.

**Parcel History**

The site has been used as a single-family home.

**Staff Analysis**

The applicant would like to rezone the property to R-3 Small Lot Residential. This would allow them to add an addition to the house. As it is zoned industrial, the updates would not work within the I-1 district. During the 2020 zoning map update, HRPC recommended this parcel be rezoned to match its use, however, the previous owner declined to rezone at the time. Staff is supportive of the rezone request.

**Staff Recommendation**

Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-03-2023; filed by Greater Findlay Properties LLC, to rezone 219 Hurd Avenue from I-1 Light Industrial to R3 Small Lot Residential.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

CPC Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2023; filed by Greater Findlay Properties LLC, to rezone 219 Hurd Avenue from I-1 Light Industrial to R3 Small Lot Residential.**

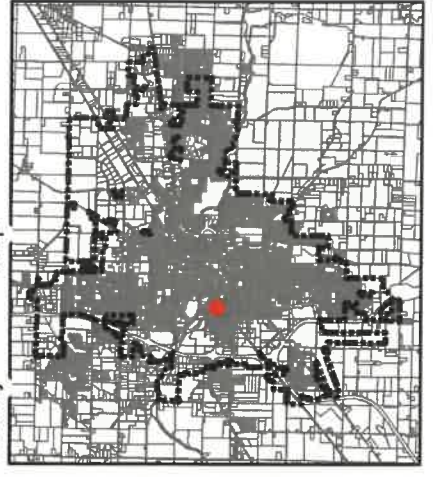
# ZA-03-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Greater Findlay  
Properties LLC, to rezone  
219 Hurd Avenue from  
I-1 Light Industrial to  
R3 Small Lot Residential.

## Legend

-  219 Hurd Avenue
-  Parcels
-  Road Centerline

Findlay Locator Map



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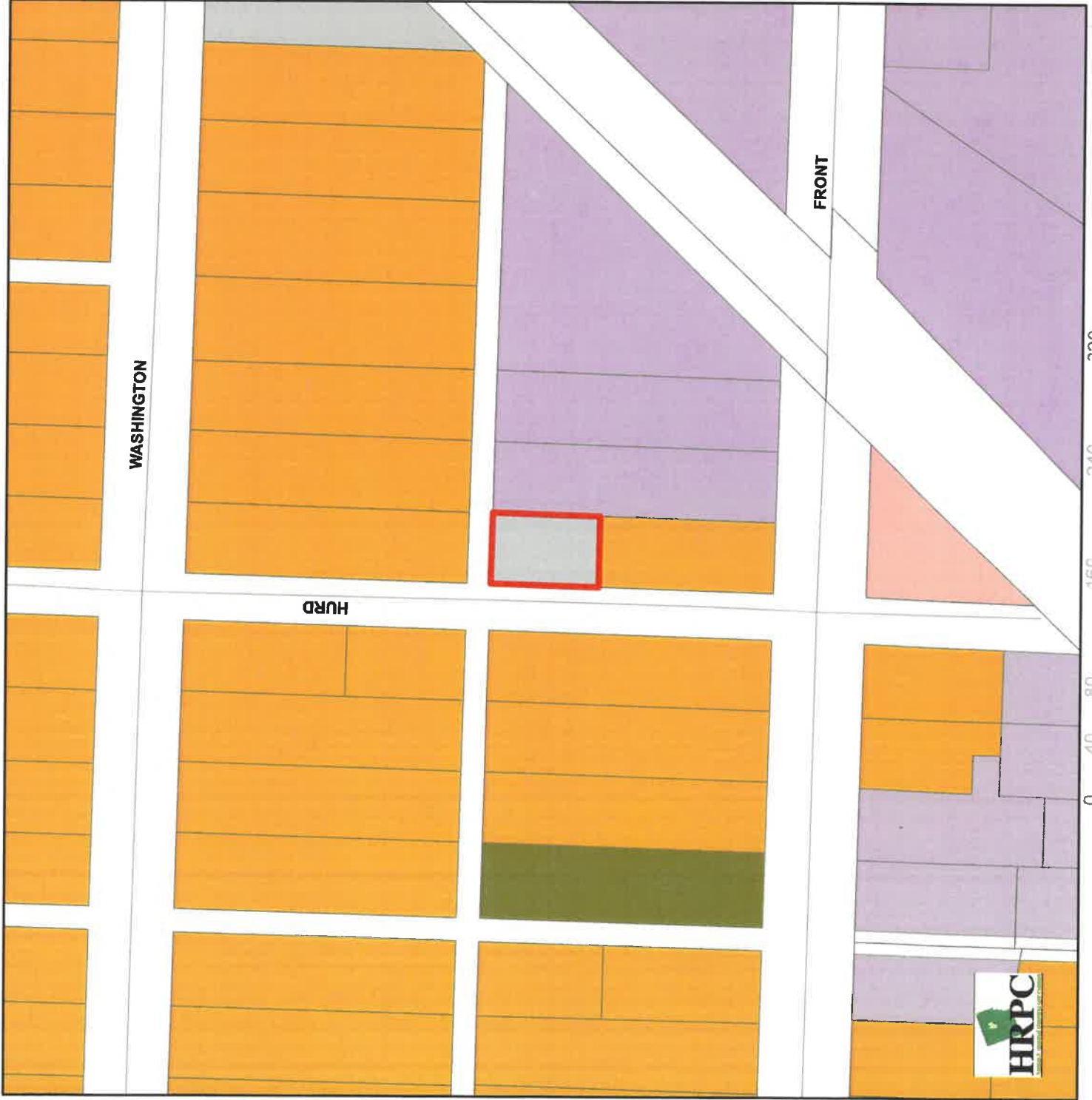
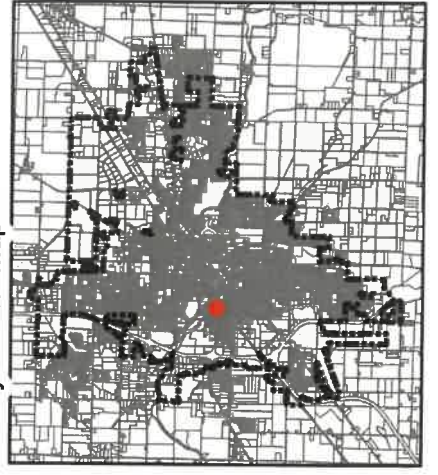
# ZA-03-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Greater Findlay  
Properties LLC, to rezone  
219 Hurd Avenue from  
I-1 Light Industrial to  
R3 Small Lot Residential.

## Legend

- 219 Hurd Avenue
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



**2. APPLICATION FOR CONDITIONAL USE #CU-09-2023 filed by Josh Elchert, to re-establish a drive-thru for a new Heavenly Pizza at 1135 Fostoria Avenue.**

**CPC STAFF**

**General Information**

This request is bounded on the north by Fostoria Avenue and on the south by Tiffin Avenue. It is zoned C-2 General Commercial. It is surrounded by C-2 General Commercial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Regional Commercial.

**Parcel History**

The site has operated as several restaurants over the years. Most recently, it was Cedar Valley, who did not operate a drive-thru.

**Staff Analysis**

The applicant Mr. Elchert, operates Heavenly Pizza. He plans to move into the location, but has requested to re-establish the drive-thru. The drive-thru was a feature for a previous Long John Silver that was located at the site. The applicant submitted a sketch that shows that they can handle the required eight cars for stacking. With this being a less intense drive-thru than a traditional fast-food restaurant, staff is supportive of re-establishing the drive-thru conditional use.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-09-2023 filed by Josh Elchert, to re-establish a drive-thru for a new Heavenly Pizza at 1135 Fostoria Avenue.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-09-2023 filed by Josh Elchert, to re-establish a drive-thru for a new Heavenly Pizza at 1135 Fostoria Avenue.**

# CU-09-2023

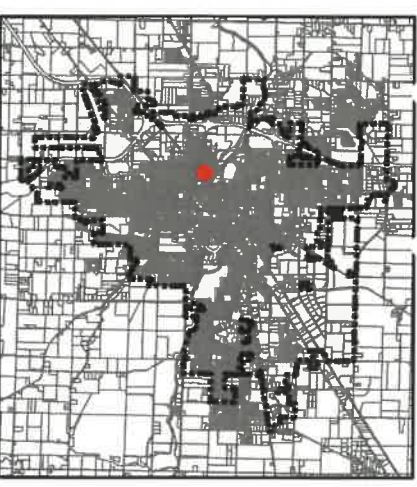
APPLICATION FOR  
CONDITIONAL USE  
filed by Josh Eichert, to  
re-establish a drive-thru for a  
new Heavenly Pizza at  
1135 Fostoria Avenue.

## Legend

-  1135 Fostoria Avenue
-  Parcels
-  Road Centerline



Findlay Locator Map





**3. APPLICATION FOR SITE PLAN REVIEW #SP-13-2023 filed by Diverse Development LLC for a two new tenant spaces at 1107 W. Trenton Avenue.**

**CPC STAFF**

**General Information**

This request is located at the southeast corner of Trenton Avenue at the intersection with Independence Square. It is zoned C-2 General Commercial. The entire surrounding area is also zoned C-2 General Commercial. It is not located within the 100-year floodplain.

**Parcel History**

The site currently has two existing tenant spaces, one of them being Chipotle. Previously the site was a Max & Erma's restaurant.

**Staff Analysis**

The applicant would like to add two additional tenant spaces to the existing commercial building. These two spaces would measure 21'x75' each. The additional storefronts would be added on the west side of the existing building, which did cut into the space for the drive aisle on the west side of the site. They do note that the parking has been switched from 90-degree parking to angled parking. They show a pick up lane on the west side of the building. Staff has concerns that this will cause traffic issues around this side of the building.

The parking on-site currently has more than enough to accommodate the entire building as a whole. They did not show any additional landscaping in the area. Staff has recommended that there be some additional shrubs added to either the northwest corner of the site or along the west side to help beautify the site.

The building renderings show a use of vertical articulation to help break up the bulk of the tenant spaces. Staff would remind the applicant that any equipment mounted on the roof must be screened from ground level view.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-13-2023 filed by Diverse Development LLC for a two new tenant spaces at 1107 W. Trenton Avenue with the following condition:**

- **Work with HRPC to finalize additional landscaping on the west side (HRPC)**

**ENGINEERING**

***Access –***

Site will be accessed from the existing curb cut and parking lot that is currently being utilized by the existing building.

***Water Service –***

Due to the new tenants that are formed with the building expansion, the site is proposing three new water services for the site. Each of these lines are proposed to be 1-inch in size with separate meters for each tenant.

***Sanitary Service –***

Same as the water the proposed site will be adding three sanitary sewers taps for each of the new tenants. Each tap will be 4-inch in size and will be tied into the existing sanitary mainline.

***Stormwater Management –***

The site will be expanding the existing building to the west onto current impervious areas. No detention is required since the previous build accounted for this impervious areas.

***MS4 Requirements –***

The disturbed area is less than 1 acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

***Recommendations:***

Approval of the Site-

The following permits may be required prior to construction:

- Water Service x3
  - 3-inch Domestic
- Sanitary Tap x3
  - 4-inch Sewer

**FIRE PREVENTION**

- Be sure to obtain all proper permits for construction

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2023 filed by Diverse Development LLC for a two new tenant spaces at 1107 W. Trenton Avenue with the following condition:**

- **Work with HRPC to finalize additional landscaping on the west side (HRPC)**

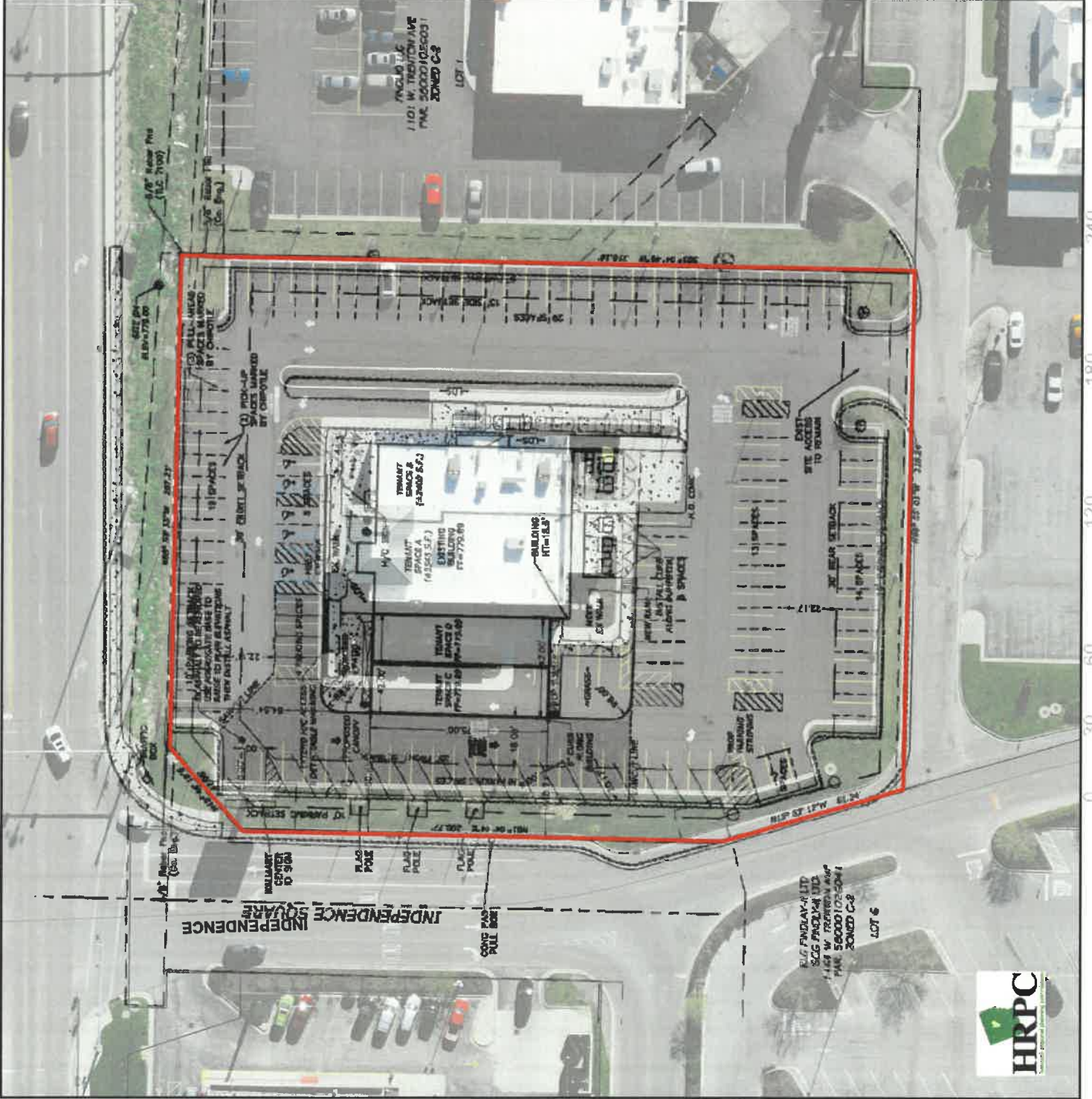
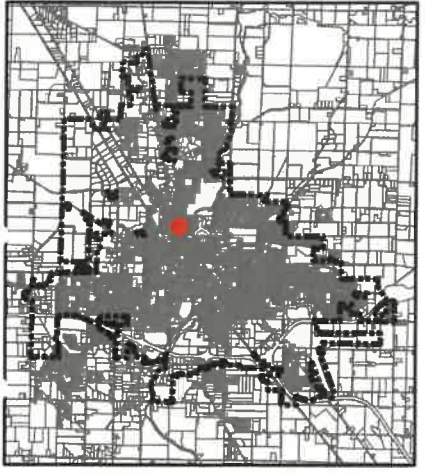
# SP-13-2023

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Diverse Development LLC  
for a two new tenant spaces at  
1107 W. Trenton Avenue.

## Legend

- 1107 W. Trenton Avenue
- Parcels
- Road Centerline

Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW #SP-14-2023 filed by Croys – TC and Son, for a new office building on parcel #570001022369 on Fostoria Avenue.**

**CPC STAFF**

**General Information**

This request is located on the north side of Fostoria Avenue between Wells Fargo and the Millstream Credit Union. The site is zoned O-1 Office/Institution. Along Fostoria Avenue, it is also zoned O-1 Office/Institution. The neighborhood to the south is zoned R-1 Large Lot Residential. It is not in the 100-year floodplain. The City of Findlay Land Use Plan designates the parcel as Regional Commercial.

**Parcel History**

The site is currently vacant.

**Staff Analysis**

Croy Landscaping is proposing a new 3,972 sf office building for the business. The business would have an office space in the front, with an area in the back that could store landscaping equipment. The building and parking are located entirely on the east side of the site, which is to allow for future development of the space on the west side of the site. The one access into the site is located in the middle of the north end of the site, which connects into the shared access of the larger site. The parking lot would be in front of the building. The parking would accommodate 13 parking spots, with one being handicap accessible.

For the foundation plantings, they have shown that they only provided 24 shrubs rather than the required 46. Staff would recommend that the applicant work with HRPC to get the final landscaping plan approved.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2023 filed by Croys – TC and Son, for a new office building on parcel #570001022369 on Fostoria Avenue with the following conditions:**

- **Work with HRPC to finalize the landscaping plan (HRPC)**

**ENGINEERING**

***Access –***

The site will be accessed by a new drive that will be coming off of the north end of the property. The drive will be utilizing the Access Easement that was established as part of past developments. Since the site will be access from the access easement, the proposed plans are eliminating the existing drive/ curb cut off of Fostoria Ave.

***Water Service –***

The plans are proposing a ¾” tap on the 20-inch waterline that is located on the north side of Fostoria Avenue.



***Sanitary Service –***

The proposed site will be tapping the sanitary line that is located on the north side of Fostoria Avenue.

***Stormwater Management –***

The site will be utilizing the regional detention pond for the area, as well as incorporating more pervious areas to the site.

***MS4 Requirements –***

The disturbed area is less than 1 acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

***Recommendations:***

Approval of the Site

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Curb Cut Permit x1
- Water Service x1
  - 3/4" Domestic
- Sanitary Tap x1
- Storm Tap x1

**FIRE PREVENTION**

- Be sure to obtain all proper permits for construction

**RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2023 filed by Croys – TC and Son, for a new office building on parcel #570001022369 on Fostoria Avenue with the following conditions:

- Work with HRPC to finalize the landscaping plan (HRPC)

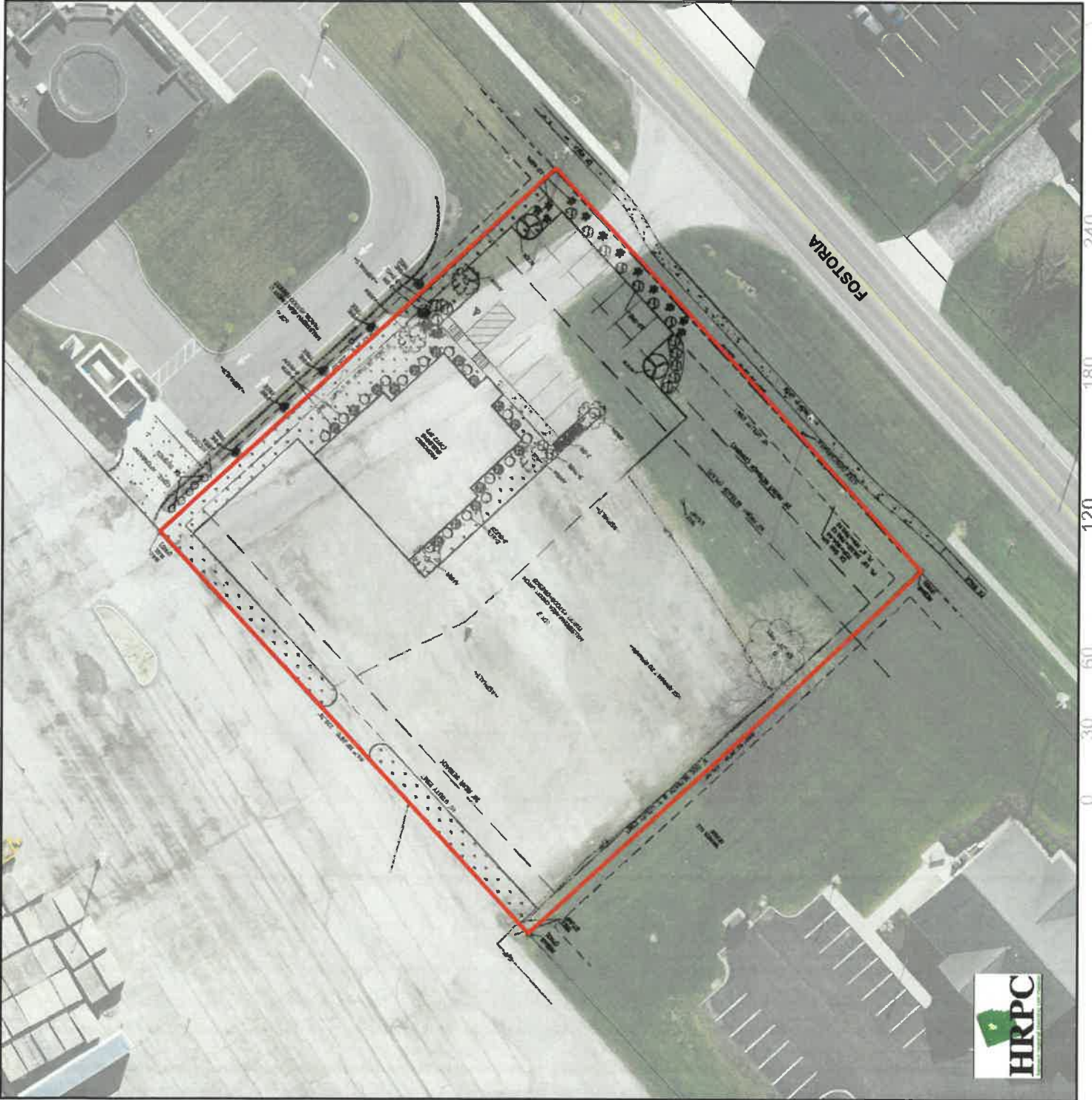
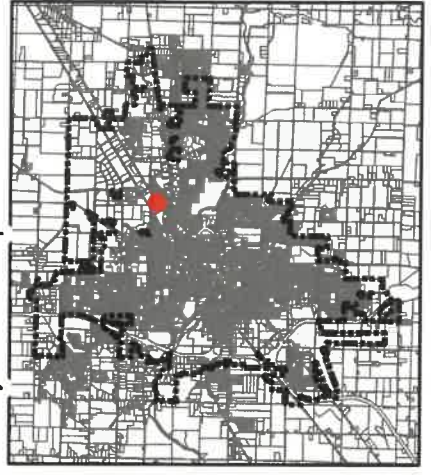
# SP-14-2023

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Croys - TC and Son  
for a new office building  
on parcel #570001022369  
on Fostoria Avenue.

## Legend

- Parcel #570001022369
- Parcels
- Road Centerline

Findlay Locator Map



**5. APPLICATION FOR SITE PLAN REVIEW #SP-15-2023 filed by Take 5 Oil Properties LLC for a Take 5 Oil Service at 601 W. Trenton Avenue.**

**CPC STAFF**

**General Information**

This request is located between W. Trenton Avenue at the southwest intersection of Bolton Street. The site is zoned C-2 General Commercial. Along W. Trenton Avenue, it is zoned C-2 General Commercial. The neighborhood to the south and east is zoned R-3 Small Lot Residential. It is not in the 100-year floodplain.

**Parcel History**

The site was most recently a Pizza Hut restaurant.

**Staff Analysis**

Take 5 Oil Properties LLC proposes a 1,708 sf oil change center for the location. They would demolish the old structure and shift it closer to W. Trenton Avenue to accommodate stacking. The new location of the structure meets the setbacks of the C-2 district. The height of the building is 19' 10", which is below the height maximum for the district. There will be three maintenance bays within the building and the ability to stack up to 10 vehicles outside without blocking the parking lot area. They have closed the access onto Trenton Avenue, so once cars leave the maintenance bays, they have to loop around the parking area, back onto Bolton Street. There is a parking lot that can show 12 parking spots, with one being handicap accessible.

The landscaping plan shows that the applicant has met the requirements for the lot. They were required to provide five trees for the site, and they show six trees on site. They were required to provide 53 shrubs and they have provided 57.

There is an existing non-conforming pylon sign for the old Pizza Hut. This will need to be removed. The site can have a monument sign as a replacement, but will need to work with the City of Findlay Zoning Department on getting approval.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2023 filed by Take 5 Oil Properties LLC for a Take 5 Oil Service at 601 W. Trenton Avenue.**

**ENGINEERING**

***Access –***

The site will only be access by a drive that is located on Bolton Street. The existing curb cut on Trenton Avenue and a large portion of the curb cut on Bolton Street will be eliminated as part of the proposed site.

***Water Service –***

The plans are proposing to use the existing water service tap but will be running a new line from the meter to the building.

***Sanitary Service –***

The proposed site will be tapping the sanitary line that is located on the south side of Trenton Avenue. The proposed plans are showing an inside drop for the manhole, but the City does not allow inside drops so an outside drop will need to be installed.

***Stormwater Management –***

The site will be incorporating more pervious areas throughout the site, and the site consultant has provided a Storm Water Management Report with the site plan.

***MS4 Requirements –***

The disturbed area is less than 1 acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the applicant has submitted an Erosion and Sediment Control Plan.

***Recommendations:***

Approval of the Site

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Curb Cut Permit x2
- Water Service x1
  - 1" Domestic
- Sanitary Tap x1
- Storm Tap x1

**FIRE PREVENTION**

- Be sure to obtain all proper permits for construction

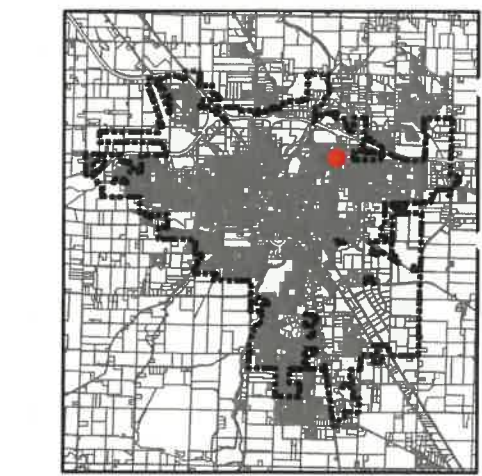
**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2023 filed by Take 5 Oil Properties LLC for a Take 5 Oil Service at 601 W. Trenton Avenue.**



TRENTON

BOLTON



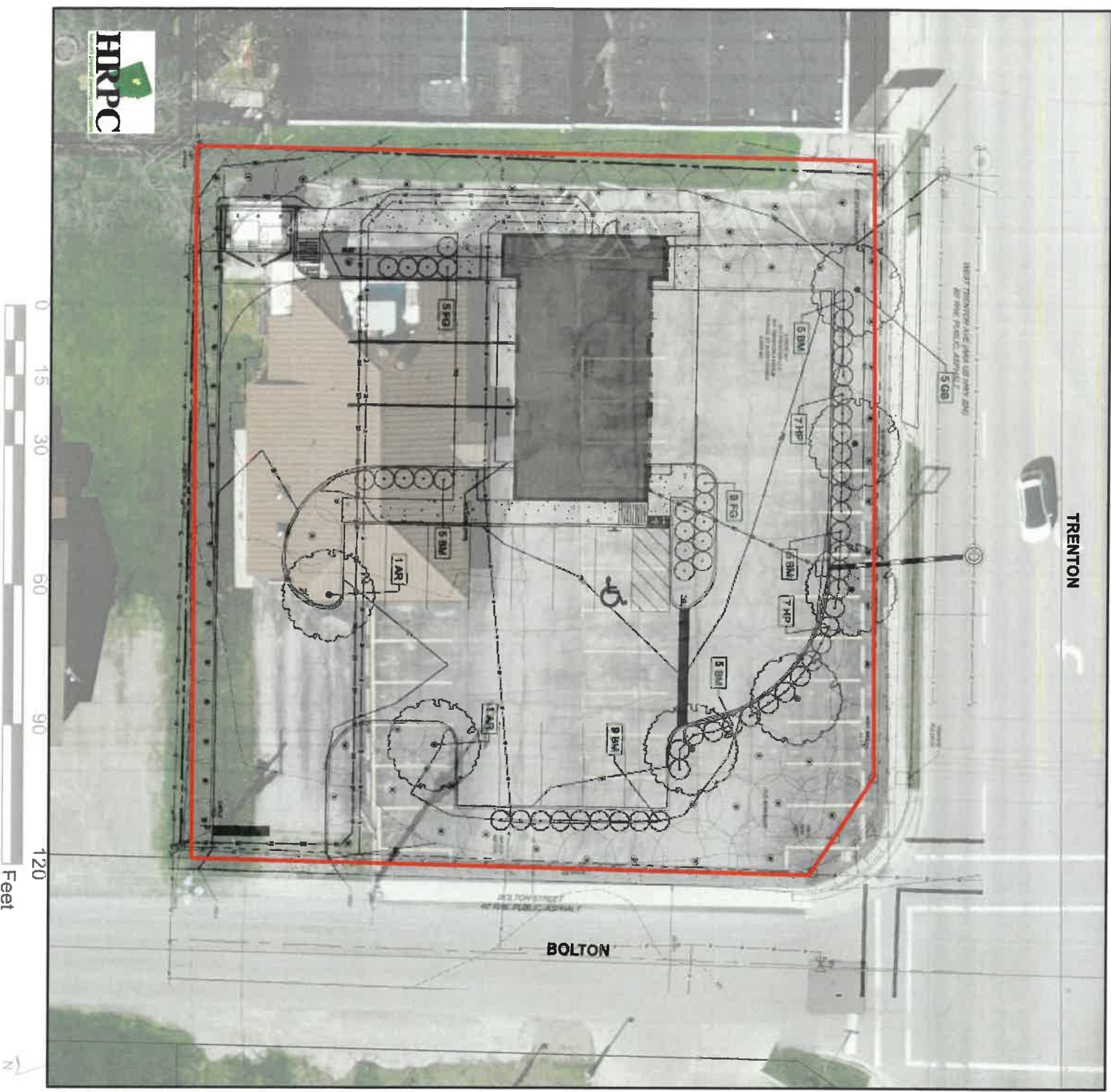
Findlay Locator Map

# SP-15-2023

APPLICATION FOR  
 SITE PLAN REVIEW  
 filed by Take 5 Oil  
 Properties LLC  
 for a Take 5 Oil Service at  
 601 W. Trenton Avenue.

## Legend

- 601 W. Trenton Avenue
- Parcels
- Road Centerline



**6. APPLICATION FOR CONDITIONAL USE #CU-10-2023 filed by Tabbatha Castret, to establish an Air BnB at 2004 S. Main Street.**

**CPC STAFF**

**General Information**

This request is west side of Main Street, just south of the intersection with Highland Drive. It is zoned R-2 Medium Lot Residential. To the north and west it is zoned O-1 Office/Institution. To the south and east, it is zoned R-2 Medium Lot Residential. It is not located in the 100-year flood plain.

**Parcel History**

The site is a single-family home.

**Staff Analysis**

The applicant Ms. Castret has listed the property on Air BnB. The City was notified that the property operated as an Air BnB through a complaint due to noise created via the guests staying at the property. The home has three bedrooms listed within the residence. There is enough driveway space and garage spaces to accommodate up to six parking spots.

Given the location on Main Street, and the location just south of the Hospital, staff was supportive of the request for conditional use. Staff would remind the applicant that conditional uses are revocable permits, so if the City continues to receive complaints about the property, they may withdraw the permit.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-10-2023 filed by Tabbatha Castret, to establish an Air BnB at 2004 S. Main Street.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-10-2023 filed by Tabbatha Castret, to establish an Air BnB at 2004 S. Main Street.**



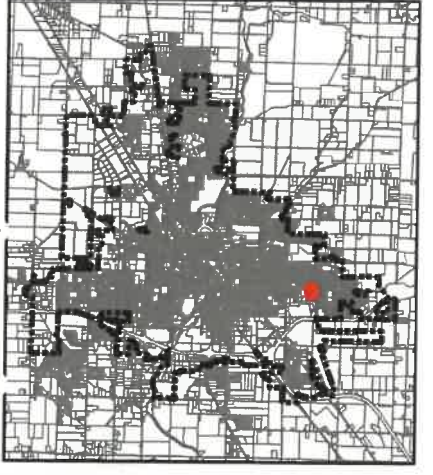
# CU-10-2023

APPLICATION FOR  
CONDITIONAL USE  
filed by Tabbatha Castret,  
to establish an Air BnB at  
2004 S. Main Street.

## Legend

- 2004 S. Main Street
- Parcels
- Road Centerline

Findlay Locator Map



HIGHLAND

0 20 40 80 120 160 Feet



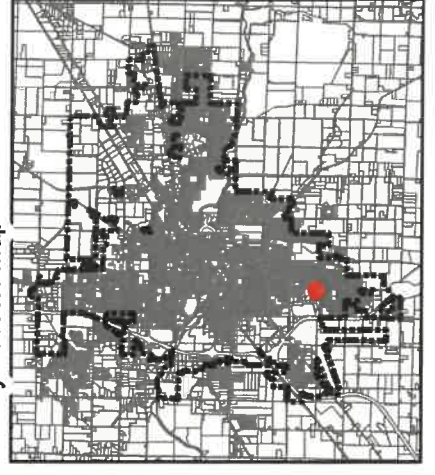
# CU-10-2023

APPLICATION FOR  
CONDITIONAL USE  
filed by Tabatha Castret,  
to establish an Air BnB at  
2004 S. Main Street.

### Legend

- 2004 S. Main Street
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map





**7. APPLICATION FOR ZONING AMENDMENT #ZA-04-2023 filed by Shane Kelly to rezone 619 W. Foulke from R-3 Small Lot Residential to C-1 Local Commercial.**

**CPC STAFF**

**General Information**

This request is located on the south side of W.Foulke Avenue west of the intersection with Bolton Street. It is zoned R-3 Small Lot Residential. To the north, along Trenton Avenue, it is zoned mostly C-2 General Commercial. Along the south side of W. Foulke Avenue, it is zoned R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Small Lot Residential.

**Parcel History**

The site is a single-family home.

**Staff Analysis**

The applicant, Shane Kelly, is the father of the property owner, Damon Kelly. They have requested to rezone the property to C-1 Local Commercial, so that he can operate his sublimation business on the property. The sublimation is a form of printing on items such as cups and t-shirts. He has an accessory structure that would allow him to store his equipment and operate the business. When he met with staff, he was interested in potentially doing a home business, however he felt the lack of being able to have signage or foot traffic was detrimental to the success of the business.

The Findlay Land Use Plan designates this site as residential. The request therefore goes against the Land Use Plan as adopted by the City of Findlay. Although the Findlay Land Use Plan is only one of our guiding criteria, deviation from the Plan is generally done under unique circumstances. In the case of this request, there are a variety of other concerns that suggest that deviation would not benefit the surrounding community. These concerns include: increased traffic, increase in use intensity, and extending commercial south into a residential neighborhood.

**Staff Recommendation**

Staff recommends that FCPC recommend denial of **APPLICATION FOR ZONING AMENDMENT #ZA-04-2023; filed by Shane Kelly to rezone 619 W. Foulke from R-3 Small Lot Residential to C-1 Local Commercial.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

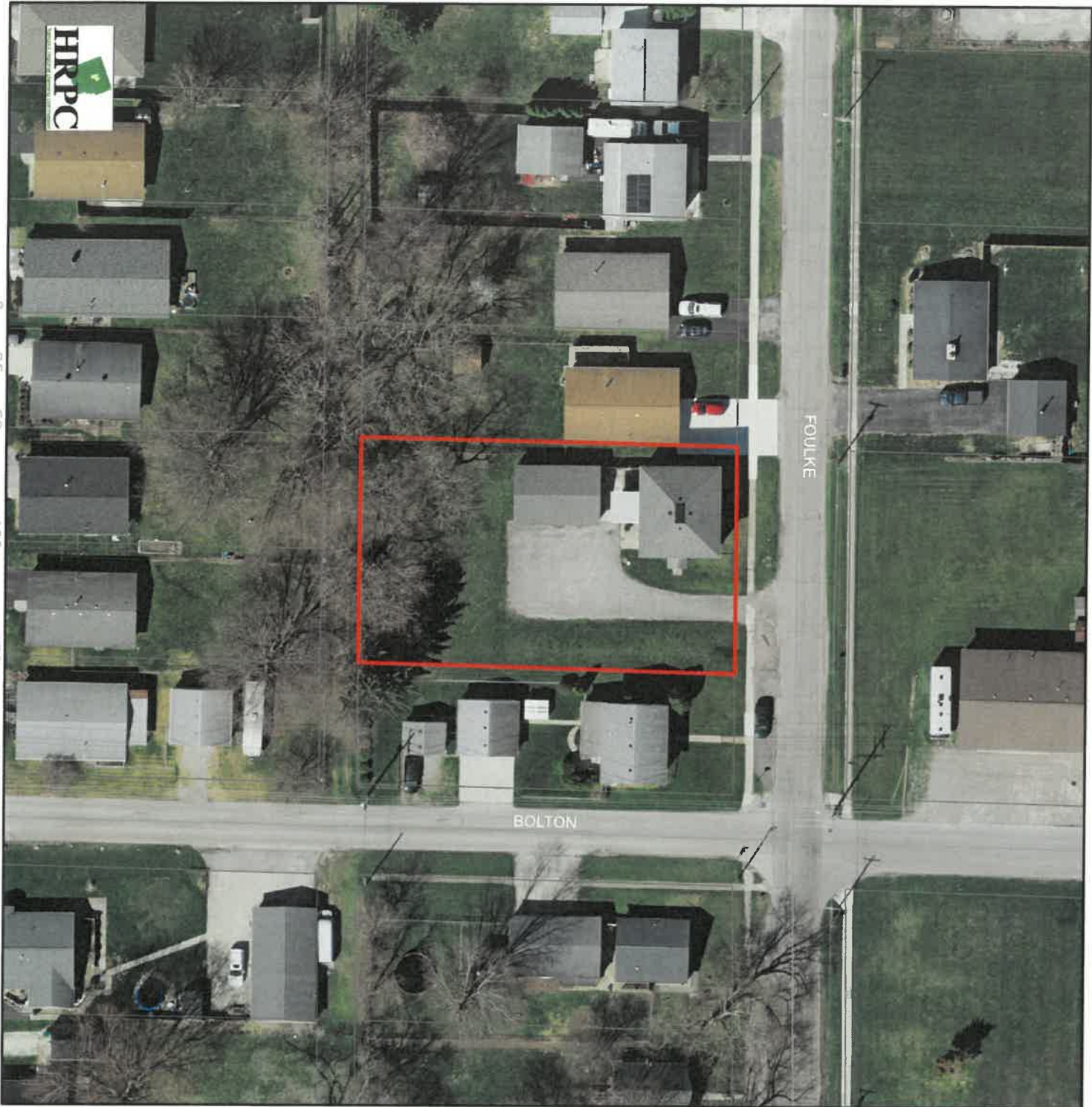
CPC Staff recommends that FCPC recommend **denial of APPLICATION FOR ZONING AMENDMENT #ZA-04-2023; filed by Shane Kelly to rezone 619 W. Foulke from R-3 Small Lot Residential to C-1 Local Commercial.**

# ZA-04-2023

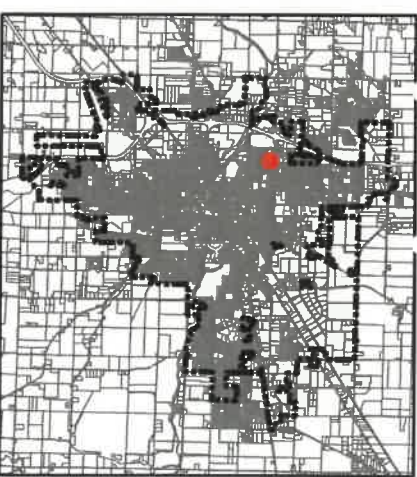
APPLICATION FOR  
ZONING AMENDMENT  
filed by Shane Kelly to  
rezone 609 W. Foulke from  
R-3 Small Lot Residential to  
C-1 Local Commercial.

## Legend

-  609 W. Foulke Avenue
-  Parcels
-  Road Centerline

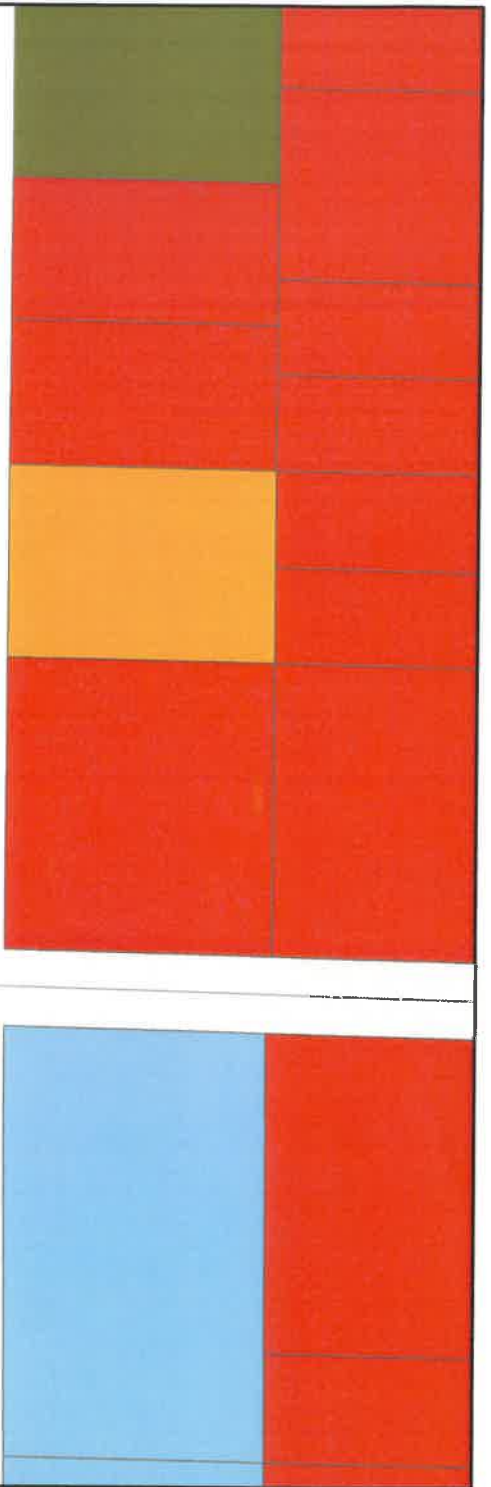


Findlay Locator Map



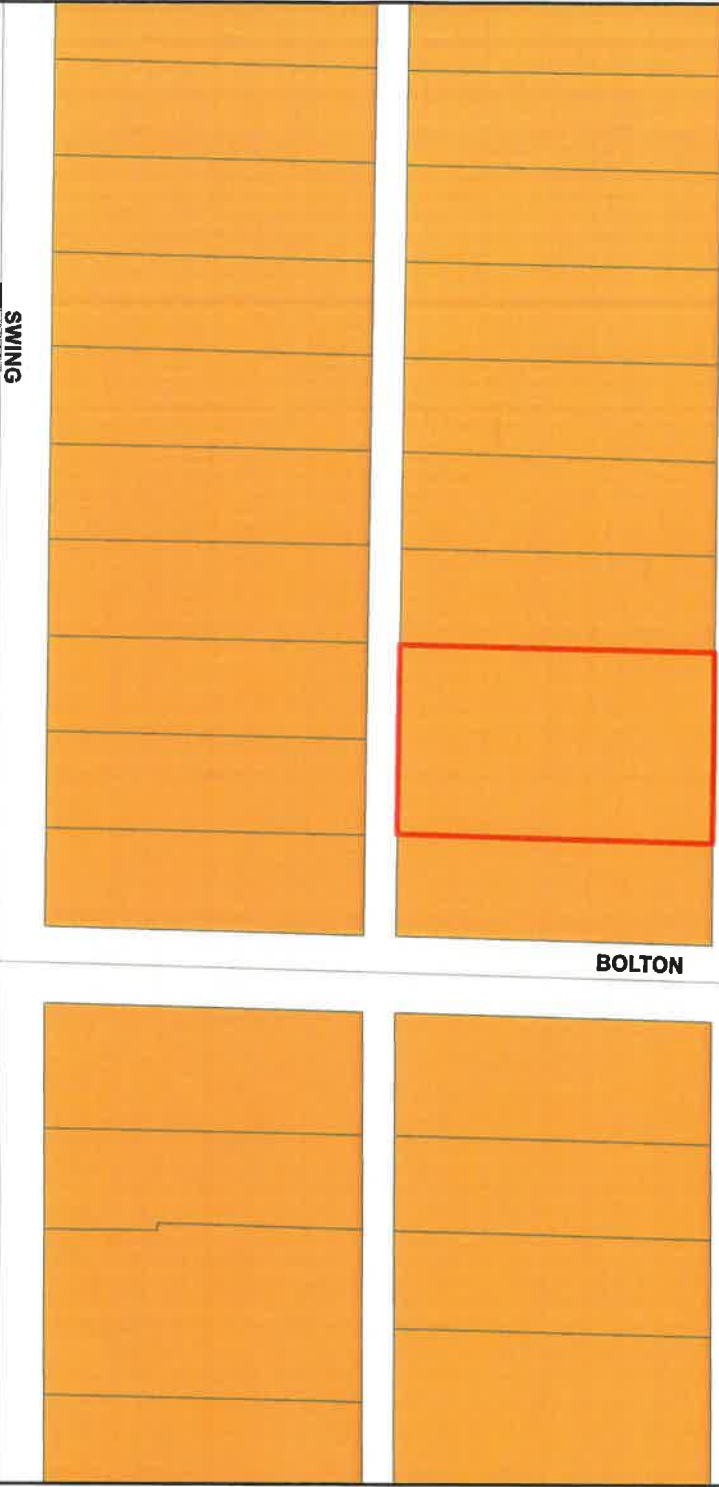
# ZA-04-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Shane Kelly to  
rezone 609 W. Foulke from  
R-3 Small Lot Residential to  
C-1 Local Commercial.

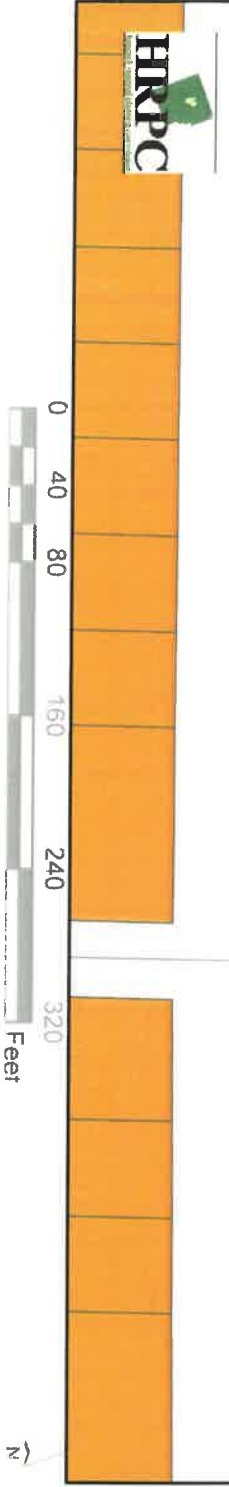


FOULKE

BOLTON



SWING

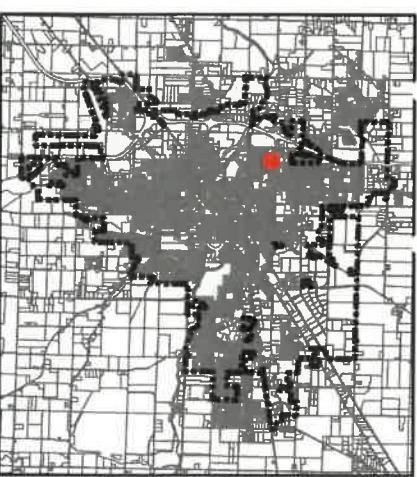


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Legend	
	609 W. Foulke Avenue
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH

Findlay Locator Map



**8. APPLICATION FOR ZONING AMENDMENT #ZA-05-2023; filed by Andek LLC to rezone parcel #600000302210 on W. McPherson Avenue from O-1 Office/Institution to M-2 Multi-Family, High Density.**

**CPC STAFF**

**General Information**

This request is located on the south side of W. McPherson Avenue just east of the intersection with Hurd Avenue. It is zoned O-1 Office/Institution. It is in a neighborhood of R-1 Large Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

**Parcel History**

The site is currently vacant. It was originally a part of the Lake Cascades PUD, but remained office after PUD's were removed from the code. There were never any plans presented for these lots on this parcel.

**Staff Analysis**

The applicant would like to rezone the property to construct a three-story apartment building on the site.

While the request is a deviation from the Findlay Land Use Plan, the request does fit the residential character of the neighborhood. The site is over an acre in size and can accommodate the additional units of residential on site. While there is a single-family residential neighborhood across W. McPherson Avenue, this site is surrounded by a mix of residential, office and utility structures.

**Staff Recommendation**

Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-05-2023; filed by Andek LLC to rezone parcel #600000302210 on W. McPherson Avenue from O-1 Office/Institution to M-2 Multi-Family, High Density.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

CPC Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-05-2023; filed by Andek LLC to rezone parcel #600000302210 on W. McPherson Avenue from O-1 Office/Institution to M-2 Multi-Family, High Density.**



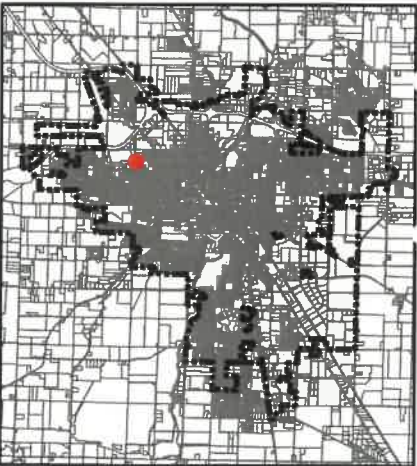
# ZA-05-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Andek LLC to  
rezone parcel #600000302210  
on W. McPherson Avenue from  
O-1 Office/Institution to  
M-2 Multi-Family, High Density.



Legend	
	Parcel #600000302210
	Parcels
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH

Findlay Locator Map



**9. APPLICATION FOR SITE PLAN REVIEW #SP-16-2023 filed by Andek LLC to construct a 3-story 18-unit apartment building at parcel #600000302210 on W. McPherson Avenue.**

**CPC STAFF**

**General Information**

This request is located on the south side of W. McPherson Avenue just east of the intersection with Hurd Avenue. It is zoned O-1 Office/Institution. It is in a neighborhood of R-1 Large Lot Residential. It was a part of the PUD for the Lake Cascades Park. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PUD.

**Parcel History**

The site is currently vacant.

**Staff Analysis**

The applicant would like to construct a three-story apartment building on the site. Staff received a preliminary drawing, but we were still waiting on the final set of drawings to be produced. The staff and the applicant would request for the item to be tabled to get the full details of the site plan.

**Staff Recommendation**

Staff recommends **tabling of APPLICATION FOR SITE PLAN REVIEW #SP-16-2023 filed by Andek LLC to construct a 3-story 18-unit apartment building at parcel #600000302210 on W. McPherson Avenue.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- Be sure to obtain all proper permits for construction
- Concerns regarding site accessibility for fire apparatus

**RECOMMENDATION**

CPC Staff recommends **tabling of APPLICATION FOR SITE PLAN REVIEW #SP-16-2023 filed by Andek LLC to construct a 3-story 18-unit apartment building at parcel #600000302210 on W. McPherson Avenue.**

**MCPHERSON**

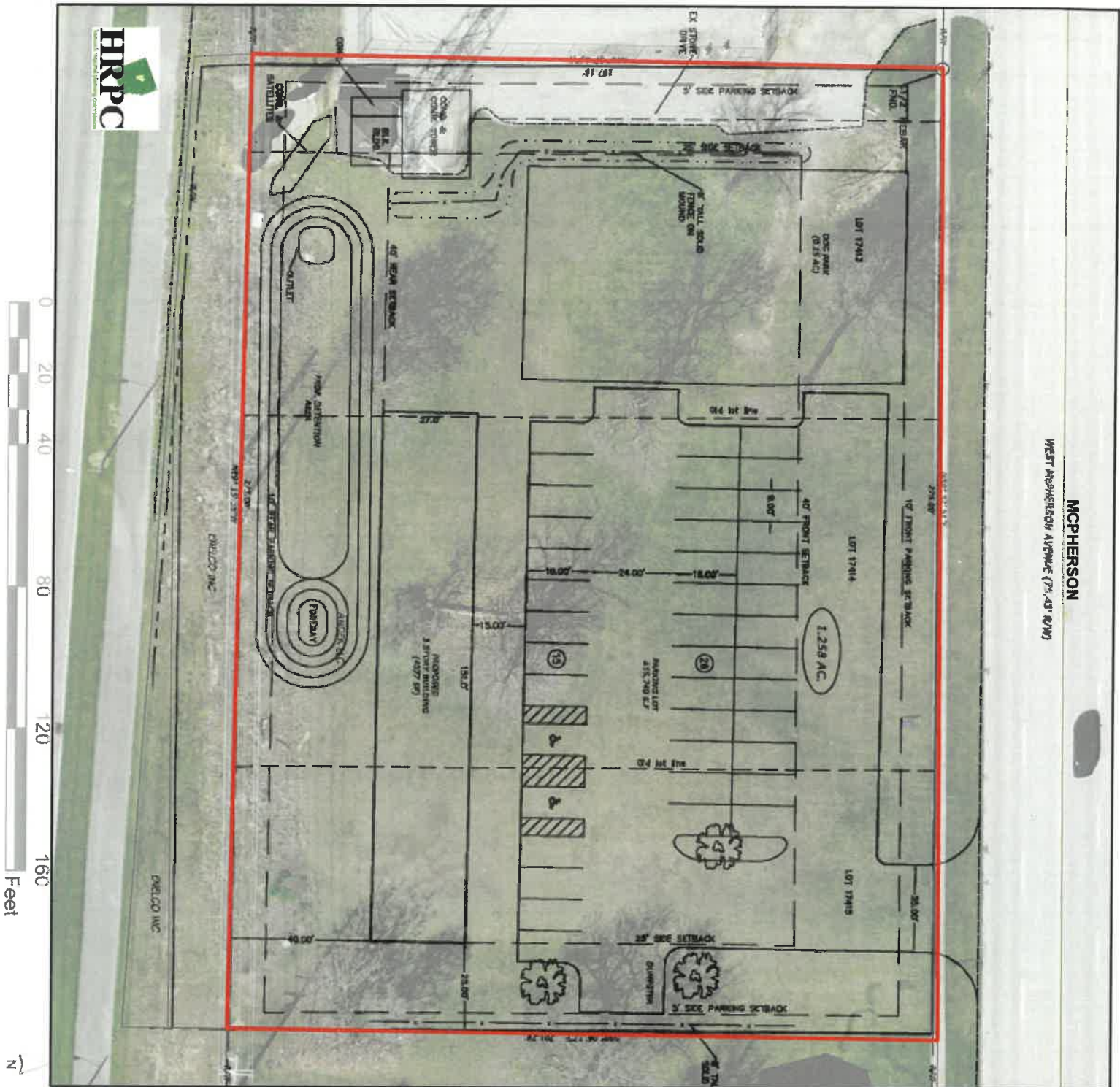
WEST MCPHERSON AVENUE (75' AS' R/W)

**SP-16-2023**

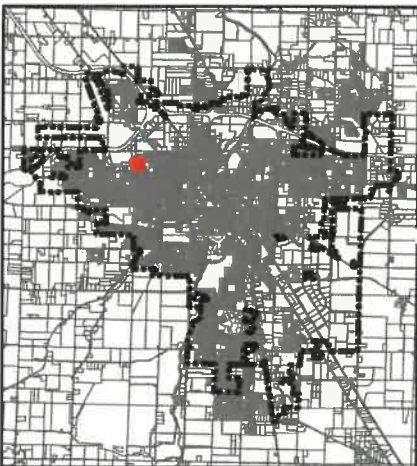
APPLICATION FOR  
SITE PLAN REVIEW  
filed by Andek LLC  
to construct a 3-story  
18-unit apartment building  
at parcel #600000302210  
on W. McPherson Avenue.

**Legend**

- Parcel #600000302210
- Parcels
- Road Centerline



Findlay Locator Map



**TABLED ITEMS**

**1. APPLICATION FOR ZONING AMENDMENT #ZA-02-2023; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.**